

Nottingham City Council

Planning Committee

Minutes of the meeting held at Loxley House, Nottingham on 21 August 2024
from 2.00 pm - 3.07 pm

Membership

Present

Councillor Kirsty L Jones (Vice Chair)
Councillor Faith Gakanje-Ajala
Councillor Sam Harris
Councillor Imran Jalil
Councillor Anwar Khan
Councillor Gul Nawaz Khan
Councillor Zafran Nawaz Khan
Councillor Samina Riaz
Councillor Andrew Rule (substitute)

Absent

Councillor Leslie Ayoola
Councillor Graham Chapman
Councillor Kevin Clarke (sent substitute)
Councillor Pavlos Kotsonis
Councillor Sam Lux
Councillor Naim Salim

Colleagues, partners and others in attendance:

Ann Barrett - Team Leader, Legal Services
Matthew Grant - Local Plans Manager
Rob Percival - Area Planning Manager
Paul Seddon - Director of Planning and Transport
Nigel Turpin - Team Leader, Planning Services
Phil Wye - Governance Officer

13 Apologies for Absence

Councillor Leslie Ayoola – leave
Councillor Graham Chapman - leave
Councillor Kevin Clarke – unwell
Councillor Pavlos Kotsonis - leave
Councillor Sam Lux – leave

14 Chairing Arrangements

In the absence of the Chair, Councillor Kirsty L Jones chaired the Committee meeting in her capacity as Vice-Chair.

15 Declarations of Interests

None.

16 Minutes

The minutes of the meeting held on 17 July 2024 were confirmed as an accurate record and signed by the Chair

17 Site Of 2 Queens Road Nottingham

Rob Percival, Area Planning Manager, presented application 22/02422/PFUL3 for planning permission for purpose built student accommodation and associated infrastructure, including demolition of the existing two storey vacant building (west side of site).

A presentation was made which included indicative images of the proposal and, in the discussion which followed, the following points were made:

- (a) the proposal is a departure from Policy SA1 as purpose-built student accommodation does not form part of the uses listed as being acceptable under the site allocation policy, of which 2 Queens Road is a part. Despite this, the individual characteristics of the site suggest that the site is suitable for student accommodation, as there is a mix of commercial and residential uses in the immediate area including other new build apartment and student schemes. Policy RE2 does not preclude student accommodation where it is compatible with the activity of nearby uses. As the proposal is compatible with its context and that there is need for student accommodation, the proposal will accord with Policy 8 of the ACS and Policies HO5 and RE2 of the LAPP;
- (b) developers of new student accommodation must justify the need for student beds as a part of the application process. Vacancy rates are monitored closely and show low vacancy and high demand currently. Universities have experienced lower numbers of students in the past year but the demand for this type of accommodation has not fallen away due to increasing numbers in previous years;
- (c) the development of this derelict site is welcomed and the design of the building blends well with its surroundings.

Resolved to

- (1) grant planning permission for the reasons set out in the report, subject to**
 - (i) prior completion of a Section 106 Planning Obligation, to secure the following:**
 - **a financial contribution of £176,018 towards Affordable Housing in lieu of on-site provision;**
 - **a financial contribution of £106,460 towards the provision or enhancement of off-site Public Open Space or Public Realm, in lieu of on-site provision;**
 - **a Local Employment and Training contribution of £22,595, including targets associated with Local Employment and Training Opportunities;**
 - **a Student Management Scheme, which shall include a restriction on car usage, mitigation and management of potential noise nuisance, security details, cleaning and refuse management**
- (2) delegate authority to the Director of Planning and Transport to determine the final details of both the terms of the Planning Obligation and the conditions of planning permission;**

- (3) agree that the Committee is satisfied that Regulation 122(2) Community Infrastructure Levy Regulations 2010 is complied with, in that the planning obligations sought are (a) necessary to make the development acceptable in planning terms, (b) directly related to the development and (c) fairly and reasonably related in scale and kind to the development.**

18 Consultation on Supplementary Planning Documents (SPDs)

Matthew Grant, Local Plans Manager, delivered a presentation to the Committee regarding 2 new Supplementary Planning Documents (SPDs) on Purpose Built Student Accommodation (PBSA) and Reduction of Carbon in New Development which are currently under consultation. In the discussion which followed, the following points were made:

- (a) the SPD on reduction of carbon has been written as a result of the Council Plan priority for Nottingham to be the first carbon neutral city in the UK by 2028. It has been jointly commissioned with Broxtowe Borough Council. Every Council can set its own target for carbon reduction;
- (b) stringent targets for carbon reduction cannot be set by the SPD as it must align to the Local Plan, providing additional guidance and advice on existing Local Plan policies, and encouraging developers to consider and include carbon reduction when submitting planning applications;
- (c) in PBSA, developers could be encouraged to include a wider range of accommodation options such as accommodation for returning students, family groups or mature students;
- (d) it is expected that within 2 years a greater proportion of students will live in PBSA. Roughly 200 homes are now being returned to the market each year as students move into purpose-built blocks;
- (e) detailed evidence shows that there is a higher demand for cluster flats over studios and hence why the SPD is promoting an 80/20 split for future schemes.

Resolved to note the draft SPDs and make comments as it feels appropriate, within the consultation period.